

PB# 00-17

**McPhillips/Sandcastle
Homes**

7-3-5 & 14

00-1

MC PHILLIPS / SANDCASTLE HOMES
LOT / LINE CHANGE - UNION AVE.
(MC PHILLIPS)

Approved 11-8-2000

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/04/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 0-17

NAME: MC PHILLIPS / SANDCASTLE HOMES LL CHANGE
APPLICANT: MC PHILLIPS, WILLIAM

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/08/2000	PLANS STAMPED	APPROVED
09/27/2000	P.B. APPEARANCE	LA:ND WVE PH APPR
08/02/2000	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/04/2001

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 0-17

NAME: MC PHILLIPS / SANDCASTLE HOMES LL CHANGE
APPLICANT: MC PHILLIPS, WILLIAM

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	09/20/2000	MUNICIPAL HIGHWAY	/ /	
ORIG	09/20/2000	MUNICIPAL WATER	09/22/2000	APPROVED
ORIG	09/20/2000	MUNICIPAL SEWER	/ /	
ORIG	09/20/2000	MUNICIPAL FIRE	09/25/2000	APPROVED
ORIG	09/20/2000	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/08/2000

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LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 0-17

NAME: MC PHILLIPS / SANDCASTLE HOMES LL CHANGE
APPLICANT: MC PHILLIPS, WILLIAM

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/2000	REC. CK. #5289	PAID		150.00	
09/27/2000	P.B. ATTY. FEE	CHG	35.00		
09/27/2000	P.B. MINUTES	CHG	13.50		
11/07/2000	P.B. ENGINEER FEE	CHG	80.00		
11/08/2000	RET. TO APPLICANT	CHG	21.50		
		TOTAL:	150.00	150.00	0.00

L.R. 11/8/00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/08/2000

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 0-17

NAME: MC PHILLIPS / SANDCASTLE HOMES LL CHANGE
APPLICANT: MC PHILLIPS, WILLIAM

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/07/2000	LOT LINE CHANGE APPROVAL	CHG	100.00		
11/07/2000	REC. CK. #5334	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(914) 583-4611

RECEIPT
#841-2000

11/08/2000

Phillips, William M. Etal : *Approval*
#00-17 Application Fee

Received \$ 100.00 for Planning Board Fees, on 11/08/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/29/2000

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 0-17

NAME: MC PHILLIPS / SANDCASTLE HOMES LL CHANGE
APPLICANT: MC PHILLIPS, WILLIAM

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	09/20/2000	EAF SUBMITTED	09/20/2000	WITH APPLIC
ORIG	09/20/2000	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	09/20/2000	LEAD AGENCY DECLARED	09/27/2000	TOOK LA
ORIG	09/20/2000	DECLARATION (POS/NEG)	09/27/2000	DECL. NEG DEC
ORIG	09/20/2000	SCHEDULE PUBLIC HEARING	/ /	
ORIG	09/20/2000	PUBLIC HEARING HELD	/ /	
ORIG	09/20/2000	WAIVE PUBLIC HEARING	09/27/2000	WAIVE PH
ORIG	09/20/2000	AGRICULTURAL NOTICES	/ /	

REGULAR ITEMS:

MC PHILLIPS/SANDCASTLE HOME LOT LINE CHANGE (00-17)

Mr. Phillips appeared before the board for this proposal.

MR. PETRO: This application involves conveyance of approximately .3 acres from lot 14 to lot 5. I think that we have reviewed this once or twice before also.

MR. LUCAS: Yes.

MR. PETRO: You're Mr. Phillips, correct, you're representing this?

MR. MC PHILLIPS: Yes.

MR. PETRO: Mark, why don't you give us a quick overview.

MR. EDSALL: It's a very straightforward lot line change that will take a small strip of property that runs around the east side of the applicant's property and convey that to the applicant such that they wouldn't have this small strip surrounding them on the east side. The lot line change conveys roughly 12,800 square feet from the Sandcastle Homes lot which is lot 14 to the McPhillips lot which is lot 5 and it would just seem to make the lot arrangement a lot cleaner.

MR. PETRO: Motion for lead agency?

MR. LUCAS: Make it.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare itself lead agency for the McPhillips Sandcastle Homes lot line change. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO AYE

MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Due to the minor nature of this application, I would see that it is probably not necessary to have a public hearing, we're not really changing anything, other than conveying the ownership of a piece of property. So with that, can I have a motion to waive the public hearing?

MR. LUCAS: Make it.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the McPhillips Sandcastle Homes lot line change. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We have fire approval on 9/25/2000. Can I have a motion for negative dec?

MR. LUCAS: Make it.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the McPhillips Sandcastle Homes lot line change. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. LUCAS	AYE

MR. LANDER AYE
MR. PETRO AYE

MR. PETRO: Says here I'm aware of no reason why this application could not be approved as long as the procedural items have been completed, which we have just done. Do you have anything else, Mr. Argenio?

MR. ARGENIO: No.

MR. LUCAS: No.

MR. LANDER: No.

MR. PETRO: Can I have a motion for final approval?

MR. LUCAS: Make it.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the McPhillips Sandcastle Homes lot line change on Union Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO AYE
MR. LUCAS AYE
MR. LANDER AYE
MR. PETRO AYE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

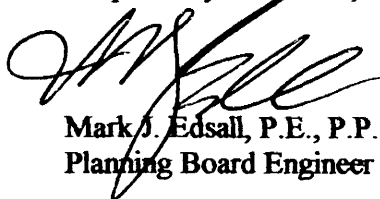
- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@pld.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: McPHILLIPS/SANDCASTLE HOMES LOT LINE CHG.
PROJECT LOCATION: UNION AVENUE
SECTION 7 – BLOCK 3 – LOT 5 & LOT 14
PROJECT NUMBER: 00-17
DATE: 27 SEPTEMBER 2000
DESCRIPTION: THE APPLICATION INVOLVES THE CONVEYANCE
OF APPROXIMATELY 0.3 ACRES FROM LOT 14 TO
LOT 5.

1. The involved properties are located in the R-4 zoning district of the Town. The bulk information shown on the plan is correct for the zone and use. Each lot continues to comply with the minimum bulk requirements of the zone.
2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
5. I am aware of no reason why this application could not be approved, as long as the procedural items noted above have been completed.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/s
NW00-17-27Sept00.doc

RESULTS OF P.B. MEETING OF:

Sept. 27. 00

PROJECT: McPhillips / Sandcastle Homes LLC P.B.# 00-17

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) LU S) A VOTE: A 4 N 0

2. TAKE LEAD AGENCY: Y ✓ N__

CARRIED: YES ✓ NO__

M) LU S) A VOTE: A 4 N 0

CARRIED: YES ✓ NO__

WAIVE PUBLIC HEARING: M) LU S) LN VOTE: A 4 N 0 WAIVED: Y ✓ N__

SCHEDULE P.H. Y__ N ✓

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M) LU S) A VOTE: A 4 N 0 APPROVED: 9-27-00

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

No Bond or Conditions

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(914) 563-4611

RECEIPT
#17-2000

09/21/2000

McPhillips, William

Received \$ 50.00 for Planning Board Fees, on 09/21/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/21/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 0-17

NAME: MC PHILLIPS / SANDCASTLE HOMES LL CHANGE

APPLICANT: MC PHILLIPS, WILLIAM

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/2000	REC. CK. #5289	PAID		150.00	
			-----	-----	-----
		TOTAL:	0.00	150.00	-150.00



P.B.#00-17 ~~ESCREW~~
APPLICATION FEE

WILLIAM M C PHILLIPS 562-8252
EDA M C PHILLIPS
481 UNION AVENUE
NEW WINDSOR, NY 12550

5288

50-693/219
302

DATE 9-14-00

PAY TO THE ORDER OF Town of New Windsor

\$ 50⁰⁰/₁₀₀

FIFTY

DOLLARS

 Security features are included. Details on back.



KeyBank National Association
Vails Gate, New York 12584
1-800-KEY2YOU

FOR

William M C Phillips

⑈005288⑈ ⑆021906934⑆

021268771⑈

P.B.#00-17 ESCROW

WILLIAM M C PHILLIPS
EDA M C PHILLIPS 562-8252
481 UNION AVENUE
NEW WINDSOR, NY 12550

5289

50-693/219
302

DATE 9-14-00

PAY TO THE ORDER OF Town of New Windsor

\$ 150⁰⁰/₁₀₀

ONE HUNDRED FIFTY

DOLLARS

 Security features are included. Details on back.



KeyBank National Association
Vails Gate, New York 12584
1-800-KEY2YOU

FOR

William M C Phillips

⑈005289⑈ ⑆021906934⑆

021268771⑈

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/21/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPLICATION

FOR PROJECT NUMBER: 0-17

NAME: MC PHILLIPS / SANDCASTLE HOMES LL CHANGE
APPLICANT: MC PHILLIPS, WILLIAM

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/20/2000	LL CHANGE APPLICATION FEE	CHG	50.00		
09/20/2000	REC. CK. #5288	PAID		50.00	
		TOTAL:	50.00	50.00	0.00

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: September 25, 2000

SUBJECT: McPhillips Lot Line Change

Planning Board Reference Number: PB-00-17

Dated: 20 September 2000

Fire Prevention Reference Number: FPS-00-039

A review of the above referenced lot line change was conducted on 22 September 2000.

This lot line change is acceptable.

Plans Dated: 15 August 2000

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over the printed name and title.

Robert F. Rodgers
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **00-17**

DATE PLAN RECEIVED: RECEIVED
SEP 20 2000

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Seaside homes _____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT DATE

Steven D. D'Amico 9-22-00
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

X

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change ☒ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 7 Block 3 Lot 14

1. Name of Project PROPOSED LOT LINE CHANGE OF PROPERTY
TO BE TRANSFERRED FROM SANDCASTLE HOMES INC. TO
2. Owner of Record _____ Phone McPhillips

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant William McPhillips Phone 562-8252

Address: 481 UNION AVE New Windsor N.Y 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan ROBERT S. MURRAY P.L.S Phone 291-0944

Address: 1787 RT 17 W SUITE 204-205 GOSHEN N.Y 10924
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney CHARLES E. FRANKEL Phone 562-9100

Address 655 LITTLE BRITAIN RD New Windsor N.Y 12553
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

William McPhillips 562-8252
(Name) (Phone)

7. Project Location:

On the SOUTH side of UNION AVE. 140' +/- feet
(Direction) (Street) (No.)
EAST of SAMANTHA COURT
(Direction) (Street)

8. Project Data: Acreage 12,822 +/- Zone R-4 School Dist. _____

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PAGE 1 OF 2

SEP 20 2000

00-17

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ✓

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) _____

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no ✓

12. Has a Special Permit previously been granted for this property? yes _____ no ✓

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

14th. DAY OF Sept., 2000

x William McPhillips
APPLICANT'S SIGNATURE

Patricia A. Corsetti
NOTARY PUBLIC

William McPhillips
Please Print Applicant's Name as Signed

PATRICIA A. CORSETTI
Notary Public, State of New York

No. 01BA1004134
Qualified in Orange County
Commission Expires August 31, 2001

TOWN USE ONLY RECEIVED

SEP 20 2000

DATE APPLICATION RECEIVED

00-17


APPLICATION NUMBER

Surveyor X

TOWN OF NEW WINDSOR PLANNING BOARD SUBDIVISION/LOT LINE CHANGE CHECKLIST

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ☒ Name and address of Applicant.
- * 2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location
4. ☒ Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)

SAMPLE: 
5. ☒ Tax Map Data (Section, Block & Lot).
6. ☒ Location Map at a scale of 1" = 2,000 ft.
7. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. ☐ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ☒ Date of plat preparation and/or date of any plat revisions.
10. ☒ Scale the plat is drawn to and North arrow.
11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. ☒ Surveyor's certificate.
13. ☒ Surveyor's seal and signature.
14. ☒ Name of adjoining owners.
15. ☐ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. ☐ Flood land boundaries.
17. ☐ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. ☐ Final metes and bounds.

- S X
19. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. Include existing or proposed easements.
21. Right-of-way widths.
22. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. Lot area (in square feet for each lot less than 2 acres).
24. Number the lots including residual lot.
25. Show any existing waterways.
- *26. A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ✓ Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. Provide A septic system design notes as required by the Town of New Windsor.
32. Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. Indicate percentage and direction of grade.
34. Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. Indicate location of street or area lighting (if required).

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SEP 20 2001

S X

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.



APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:   Date Sept 12, 2000

Licensed Professional

X

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

SANDCASTLE HOMES, INC, deposes and says that he resides
(OWNER)
at Box 581 Cornwall-on-Hudson in the County of ORANGE
(OWNER'S ADDRESS)
and State of NEW YORK and that he is the owner of property tax map
(Sec. 4 Block 2 Lot 23)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in

the foregoing application and that he authorizes:

William McPhillips 481 Union Ave New Windsor NY 12553
(Applicant Name & Address, if different from owner)
ROBERT J. MURRAY JR. 1787 ROUTE 17M
(Name & Address of Professional Representative of Owner and/or Applicant)
GOSHEN N.Y. 10924
to make the foregoing application as described therein.

Date: 7-13-00

Kathleen A. Antonelli.
Witness' Signature

Robert J. Murray Jr.
Owner's Signature

William McPhillips
Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

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SEP 20 2000

00-17

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>ROBERT J. MURRAY P.L.C.</i>	2. PROJECT NAME <i>LOT LINE CHANGE SANDCASTLE HOMES, INC. TOWN OF HILLTOP</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>481 UNION AVENUE NEW WINDSOR, NEW YORK 12553 140'± EAST OF INTERSECTION OF SAMANTHA COURT AND UNION AVE (COUNTY ROAD 69)</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>BOUNDARY LINE AGREEMENT</i>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>ROBERT J. MURRAY P.L.C.</i>	Date: <i>9-12-2000</i>
Signature: <i>R. J. Murray</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

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SEP 20 2000

OVER

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00-17

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

RECEIVED

SEP 20 2000

AREA SUMMARY		
EXISTING AREA		
TAX MAP Section 7 - Block 3 - Lot 14	1.457 +/- acres	63,472 +/- sq. ft.
TAX MAP Section 7 - Block 3 - Lot 5	1.496 +/- acres	65,179 +/- sq. ft.
AREA TO BE TRANSFERRED FROM TAX MAP Section 7 - Block 3 - Lot 14 to TAX MAP Section 7 - Block 3 - Lot 5 12,822 +/- sq. ft.		
PROPOSED AREA		
TAX MAP Section 7 - Block 3 - Lot 14	1.163 +/- acres	50,650 +/- sq. ft.
TAX MAP Section 7 - Block 3 - Lot 5	1.791 +/- acres	78,001 +/- sq. ft.

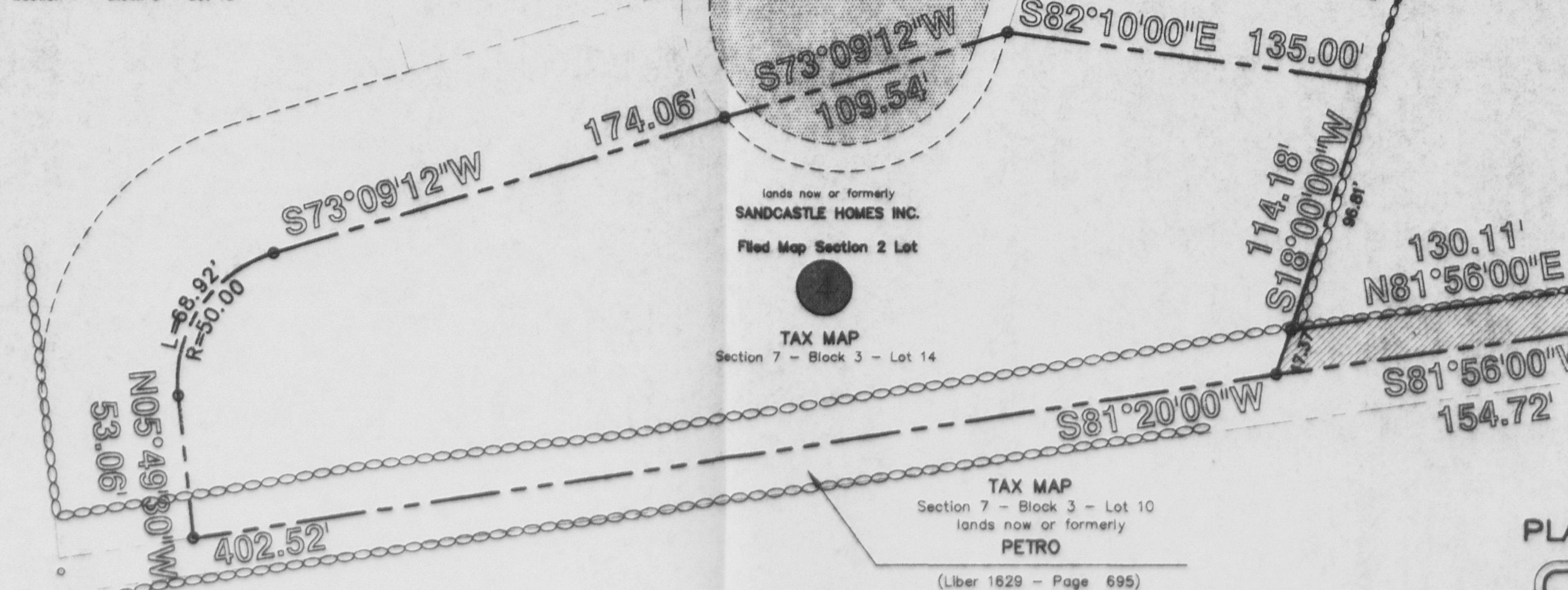
BULK REQUIREMENTS	
SUBURBAN RESIDENTIAL (R-4) WITH CENTRAL SEWER AND WATER	
LOT AREA	15,000 Square Feet
LOT WIDTH @ BLDG.	100 Feet
REAR YARD	40 Feet
FRONT YARD	35 Feet
SIDE YARD	15 Feet/ 30 Feet

lands now or formerly
SANDCASTLE HOMES INC.
Filed Map Section 2 Lot

TAX MAP
Section 7 - Block 3 - Lot 12

lands now or formerly
SANDCASTLE HOMES INC.
Filed Map Section 2 Lot

TAX MAP
Section 7 - Block 3 - Lot 13

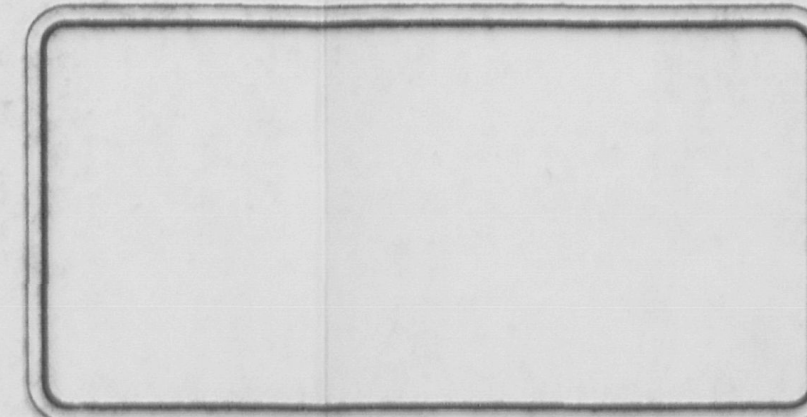


CERTIFICATION
I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on August 16, 2000. This survey is to the best of my knowledge and belief correct.

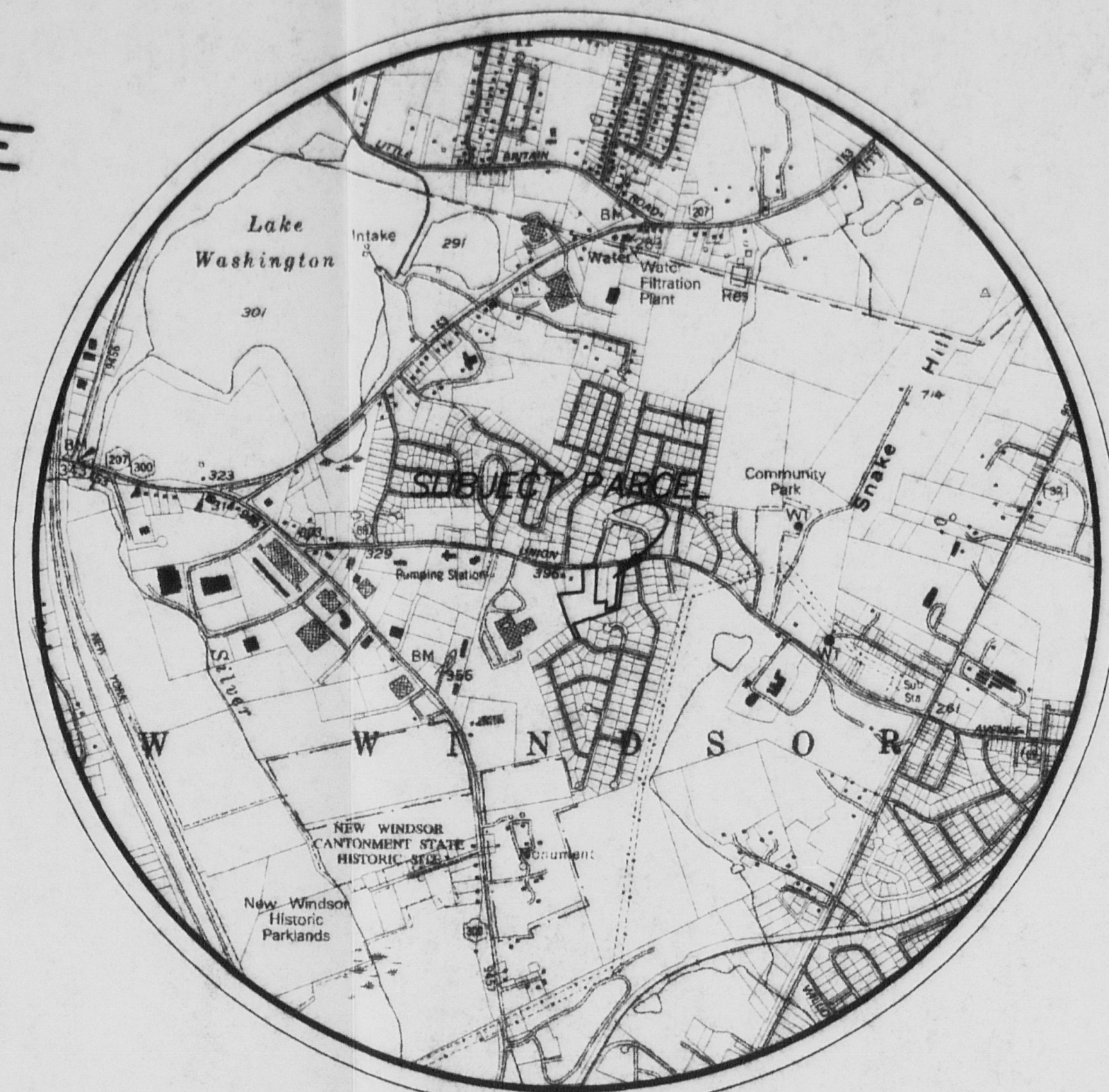
Robert S. Murray Jr. New York License #050058

OWNER'S CONSENT
- I have reviewed this plan and find it to be acceptable as shown.

PLANNING BOARD APPROVAL



MURRAY & VACCARO, PC		1787 ROUTE 17M GOSHEN, NEW YORK 10924 914-291-0944	
LAND SURVEYING & PROFESSIONAL ENGINEERING			
PROPOSED LOT LINE CHANGE			
OF PROPERTY TO BE TRANSFERRED FROM <i>Sandcastle Homes Inc.</i>		project# sheet#	
TO <i>Mc Phillips</i>			
Town of New Windsor - Orange County - New York			
drawn by r.s.m.	checked by	scale 1"=40'	date 08-15-2000



Vicinity Map

NOTES

1. Underground improvements or encroachments if any are not shown.
2. Subject to the findings of an accurate abstract of title.
3. Guarantees or certifications indicated hereon shall run only to the persons for whom the survey is prepared and on his behalf to the title company, governmental agency and the lending institution. Guarantees or certifications are not transferable to additional institutions or subsequent owners.
4. Subject parcels serviced by municipal sewer and water.

REFERENCES

SUBDIVISION FOR DOMENICO SCAGLIONE
Filed in the Orange County Clerk's Office 02-20-97
as Filed Map #32-97 and FILED MAP #269-99

PROPERTY OWNERS/APPLICANTS

William McPhillips
481 Union Avenue, New Windsor, New York 12553
Sandcastle Homes, Inc.
Box 587, Cornwall on the Hudson, New York 12520

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

NOV 8 2000

By: *James Petro, Jr.*
By: *James Petro, Jr.*

APPROVED BY THE
BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N.Y.